

**AGENDA
ZONING REVIEW BOARD
AUGUST 12, 2021
6:00 P.M., ZOOM MEETING
5:00 P.M., BOARD BRIEFING**

MUST HAVE A ZOOM ACCOUNT OR USE DIAL IN NUMBER BELOW

<https://atlantaga-gov.zoom.us/j/96787734799?pwd=ZGIIM3BHRTUrTFRMcZFdc052dmRsQT09>

Meeting ID: 967 8773 4799 Password: 757803

Dial-In Number: 1-929-205-6099 Conference Code: 96787734799#

NEW CASES

1. **Z-21-42** An Ordinance by Zoning Committee to rezone from MRC-1/BL (Mixed Residential Commercial/BeltLine Overlay) to MRC-3/BL (Mixed Residential Commercial/BeltLine Overlay) for property located at **791 Ralph McGill Boulevard NE**, fronting 124.82 feet on the southern side of Ralph McGill Boulevard beginning at a point on the southeasterly side of Ralph McGill Boulevard which point is located 50 feet southwesterly from the point of intersection of the southeasterly line of Ralph McGill Boulevard with the southwesterly line of Southern Railway right-of-way Depth: varies Area: 0.172 Acres, Land Lot 18, 14th District, Fulton County, Georgia
OWNER: MODERN 4, LLC
APPLICANT: MODERN 4, LLC
NPU M COUNCIL DISTRICT 2
2. **Z-21-44** An Ordinance by Zoning Committee to rezone from RG-2 (Residential General Sector 2) to RG-3 (Residential General Sector 3) for property located at **77 Sheridan Drive NE, 81 Sheridan Drive NE, and 87 Sheridan Drive NE** fronting approximately 220 feet on the south side of Sheridan Drive commencing at a point where the southwest right-of-way of Sheridan Drive (50' R/W) intersects the southeast right-of-way of Peachtree Road Depth: varies Area: 0.95 Acres, Land Lot 100, 17th District, Fulton County, Georgia
OWNERS: SILVER CREEK REDEVELOPMENT COMPANY,
HALLMARK 81 SHERIDAN, LLC. AND 87 SHERIDAN
PARTNERS, LLC
C/O LAUREL DAVID, THE GALLOWAY LAW GROUP
APPLICANT: HEDGEWOOD HOMES
C/O LAUREL DAVID, THE GALLOWAY LAW GROUP
NPU B COUNCIL DISTRICT 7
3. **Z-21-45** An Ordinance by Zoning Committee To Rezone From I-2 (Heavy Industrial) to R-5 (Two Family Residential) for property located at **1445 Carroll Drive NW** fronting 50 feet on the north side of Carroll Drive being all that tract or parcel of land lying and being in land lot 192 of the 17th District, Fulton County, Georgia, Being Lot 14, Block 3, Hill's Park Subdivision, as per plat recorded in Plat Book 2, Page 189, Fulton County, Georgia Records Depth: approximately 175 feet Area: approximately 0.2 Acres, Land Lot 192, 17th District, Fulton County, Georgia
OWNER: CARROLL STREET DEVELOPMENT, LLC
APPLICANT: CARROLL STREET DEVELOPMENT, LLC
C/O JULIE SELLERS GROUP
NPU D COUNCIL DISTRICT 9

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4. **Z-21-47** An Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to RG-2 (Residential General Sector 2) for property located at **1818 Lakewood Avenue SE** fronting 52.50 feet on the south side of Lakewood Avenue starting at a point located at the intersection of the southwesterly right-of-way of Owen Street and the southeasterly right-of-way of Lakewood Avenue said point being the point of beginning Depth: 150 feet Area: 0.172 Acres, Land Lot 58, 14th District, Fulton County, Georgia
OWNER: THE MOM COMMUNITY INC
APPLICANT: IRA CAMPBELL SR AND CHRISTINA SMUCKER
NPU Y COUNCIL DISTRICT 1
5. **Z-21-56** An Ordinance by Zoning Committee designating the **1331 Metropolitan Parkway-Masonic Building at 1331 (aka 1333) Metropolitan Parkway SW** Lot 105 of the 14th District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building / Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from NC-9/BL (Neighborhood Commercial 9/BeltLine Overlay) to NC-9/BL/LBS (Neighborhood Commercial 9/BeltLine Overlay / Landmark Building Site (LBS)); to repeal conflicting laws; and for other purposes
NPU X COUNCIL DISTRICT 12
6. **Z-21-57** An Ordinance by Zoning Committee to rezone from MR-2 (Multifamily Residential) to I-1 (Light Industrial) for property located at **1311 Fulton Industrial Boulevard NW, 1335 Fulton Industrial Boulevard NW and 1092 Bolton Road NW** fronting 452.84 feet on the south side of Fulton Industrial Boulevard beginning at a concrete right of way monument found on the southeast right of way of Fulton Industrial Boulevard (r/w varies), which concrete monument is 50.04 feet right of station 207+28.01 of the Fulton Industrial Boulevard widening project. The right of way deed for the additional right of way is recorded in Deed Book 44293, Page 51 in the records of Fulton County, Georgia; Depth: varies Area: 11.355 Acres, Land Lot 267 and 268, 17th District, Fulton County, Georgia
OWNER: COREY MEDIA INC.
APPLICANT: HIGHT KNOX PROPERTIES, LLC
NPU H COUNCIL DISTRICT 9
7. **Z-21-61** An Ordinance by Zoning Committee to rezone from R-5/BL (Two Family Residential/Beltline Overlay) to MR-4A/BL (Multifamily Residential/Beltline Overlay) for property located at **525 Langhorn Street SW** fronting 387 feet on the west side of Langhorn Street beginning at an a point on the west side of Langhorn Street 50 feet north of the intersection of the west side of Langhorn Street with the north side of oak street Depth: 121 feet area: 1.16 acres, land lot 140, 14th District, Fulton County, Georgia
OWNER: 525 LANGHORN LLC
APPLICANT: 525 LANGHORN LLC
NPU T COUNCIL DISTRICT 4

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8. **U-21-04** An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to 16-18P.005 for property located at **1020 Spring Street NW** fronting 599 feet on the north side of Spring Street beginning at a point on the western side of Spring Street 35 feet northerly from the northwest corner of Spring Street and 10th Street Depth: 109.78 feet Area: 0.021 Acres, Land Lot: 107, 17th District, Fulton County, Georgia
OWNER: PORTMAN SPRING LLC
APPLICANT: MICHELLE D. MOSES
NPU E COUNCIL DISTRICT 2

DEFERRED CASES

9. **Z-20-43** An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City Of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14th Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes
NPU's B, E, M & F
10. **Z-21-39** A substitute Ordinance by Zoning Committee to rezone from R-4 (Single Family Residential) to I-1 (Light Industrial) for property located at **3393 Jonesboro Road SE**, fronting 180 feet on the west side of Jonesboro Road beginning at a point on the westerly right of way of Jonesboro Road 391.2 feet southerly as measured along the said westerly right of way of Jonesboro Road from the intersection of the westerly right of way of Jonesboro Road and the south right of way of Macedonia Road Depth: 703 feet Area: 2.94 Acres, Land Lot 34, 14th District, Fulton County, Georgia
OWNER: DONALD H. MURPHY
APPLICANT: JUSTIN GOLSHIR
NPU Z COUNCIL DISTRICT 12
11. **U-21-09** An Ordinance by Zoning Committee for a special use permit for outdoor displays or sales areas pursuant to 16-34.007(1)(k) for property located **1850 Howell Mill Road NW, 17-01530010040, 17-01530011045, 17-01530011004, 17-01530011005, 17-01530011083, and 17-0153001106** fronting approximately 148.69 feet on the west side of Howell Mill Road beginning at an iron pin on the westerly side of Howell Mill Road 175 feet south of the southwest intersection of Howell Mill Road and Beck Street Depth: varies Area: .649 Acres, Land Lot: 153, 17th District, Fulton County, Georgia
OWNER: PETER E. BLUM
APPLICANT: TAN BOWERS
NPU C COUNCIL DISTRICT 8

END OF AGENDA